



*jordanfishwick*



# 26 Walker Lane, Sutton, Macclesfield, Cheshire, SK11 0DZ

**\*\* INNOVATIVE, STYLISH AND VERSATILE \*\*** Located in the picturesque village of Sutton, surrounded by breath taking countryside and perfect for keen walkers. This charming home also benefits from easy access to Macclesfield town centre and its wide range of amenities. The property is set back from the road and offers deceptively spacious accommodation, a generous driveway, and a superb rear garden. Beautifully presented throughout, the accommodation in brief comprises; entrance vestibule, downstairs WC, reception hallway, an elegant living room featuring a log burning stove and a stunning family dining kitchen. To the first floor there are three well proportioned bedrooms and a stylish modern shower room. Externally, the front of the property features a driveway providing off-road parking alongside a neat lawned area. The landscaped rear garden enjoys a large stone patio, ideal for relaxing or entertaining family and friends with steps leading down to a lawned garden bordered by mature hedging. Early viewing is highly recommended to appreciate all that this beautiful family home has to offer.

## £415,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Walker Lane is a sought-after residential area within Sutton Village, situated just south of the Cheshire town of Macclesfield. Set within a well-established and thriving community, the area enjoys a distinct semi-rural atmosphere, surrounded by extensive open countryside while still benefiting from excellent local amenities. In addition to a range of convenient local shops and services, nearby Macclesfield offers an appealing blend of heritage and modern living. Positioned on the Cheshire Plain at the edge of the Peak District National Park, the town combines historic character with contemporary convenience. Originally a medieval market town, Macclesfield became renowned as the nation's silk capital during the 18th century and continues to celebrate this rich heritage today, while also evolving into a vibrant business and commercial centre. The town provides an excellent selection of shopping and leisure facilities, together with a lively cultural scene. A particular highlight is the popular monthly Treacle Market, held in the cobbled town centre and featuring around 140 stalls offering artisan food and drink, antiques, crafts, vintage goods and local community showcases. The area is also well served by both highly regarded independent and state schools for all ages. Excellent transport links place the North West motorway network, Manchester Airport and some of Cheshire's finest countryside within easy reach. Regular rail services from both Macclesfield railway station and Wilmslow railway station provide convenient commuter access to Manchester, as well as direct intercity connections to London Euston railway station.

#### Directions

Leaving Macclesfield in a Southerly direction along the Silk Road, continue onto Mill Lane. Turn left at the traffic lights onto Byrons Lane (sign posted for Sutton) which turns into Hall Lane and continue for approx 1 mile, turning right onto Walker Lane, the property can then be found after a short distance on the right hand side.

#### Entrance Vestibule

Cloaks hanging space. Herringbone style floor. Recessed ceiling spotlights. Understairs storage cupboard. Radiator.

#### Downstairs WC

Push button low level WC with concealed cistern and vanity wash hand basin. Herringbone style floor. Recessed ceiling spotlights. Double glazed window to the side aspect. Radiator.

#### Reception Hallway

Stairs to the first floor. Herringbone style floor. Radiator.

#### Living Room

16'10 x 13'7 max

Elegantly presented featuring a log burning stove within chimney recess. Built in storage either side the chimney with shelving above. Large double glazed bow window to the front aspect and two additional double glazed window to the front aspect. Radiator.

#### Open Plan Dining Kitchen

#### Dining Area

12'0 x 6'3

Ample space for a dining table and chairs. Double glazed window to the rear aspect. Radiator.

#### Breakfast Kitchen

17'0 x 16'5

Beautifully appointed kitchen suite with a comprehensive range of shaker style base units with Quartz work surfaces over and matching wall mounted cupboards. Underhung stainless steel Franke sink unit

with mixer tap. Integrated appliances include a tall fridge, tall freezer and washing machine. Built in twin Neff ovens. The feature island unit with matching Quartz work surfaces is fitted a Neff induction hob with vented extractor and breakfast bar with stool recess. Double glazed bi-folding doors opening to the garden. Additional double glazed window to the rear and side aspect. Three Velux windows. Recessed ceiling spotlights. Radiator. Open plan to the dining area

### Stairs To The First Floor

Access to the loft space. Large built in storage cupboard and additional cupboard housing a Worcester boiler. Double glazed window to the side aspect. Recessed ceiling spotlights.

### Bedroom One

12'5 x 10'0

Double bedroom with two double glazed window to the front aspect. Built in cupboard with fitted shelving. Radiator.

### Bedroom Two

10'0 x 7'8

Double bedroom with double glazed window to the rear aspect. Built in storage cupboards. Radiator.

### Bedroom Three

10'0 x 6'5

Good size third bedroom with double glazed window to the front aspect. Radiator.

### Stylish Shower Room

Fitted with a stylish suite comprising; walk in shower, push button low level WC with concealed cistern and vanity wash hand basin. Chrome ladder style radiator. Herringbone style floor. Two double glazed window to the rear aspect.

### Outside

#### Driveway & Front Garden

To the front of the property is a driveway providing off road parking alongside a neat lawned area.

#### Private Rear Garden

The landscaped rear garden enjoys a large stone patio, ideal for relaxing or entertaining family and friends with steps leading down to a lawned garden bordered by mature hedging. A large shed with power and lighting. Outside shed. Access to the front.

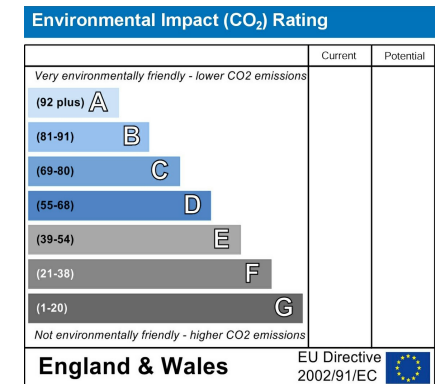
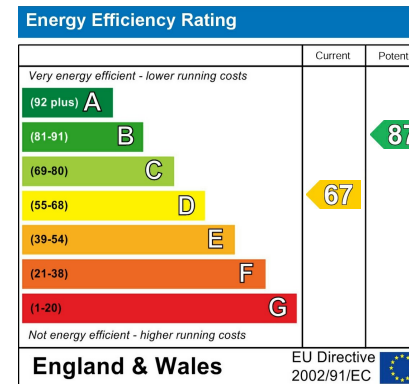
### Tenure

The vendor has advised that the property is Freehold and that the council tax band is C.

We would advise any prospective buyer to confirm these details with their legal representative.

### Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

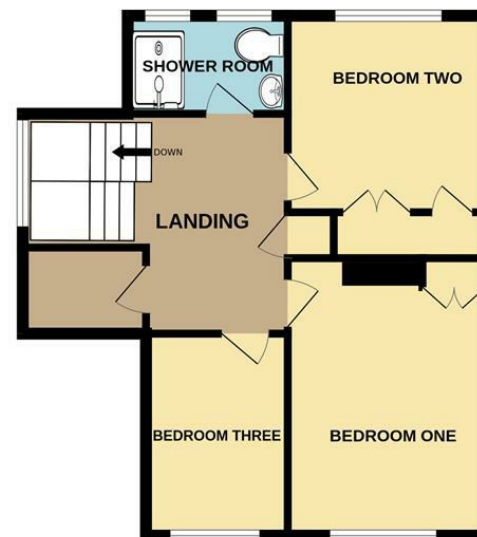




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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